



Lewis County Community Development

125 NW Chehalis Ave, Chehalis, WA 98532
Phone: (360) 740-1146 • www.lewiscountywa.gov

SPECIAL USE- MINING TYPE III APPLICATION

Type III applications require a mailed notice to properties within 500 feet of the property, notice posted on the road frontage, and notice published in the newspaper. A public hearing is required with the Lewis County Hearing Examiner. The Lewis County Hearing Examiner is the quasi-judicial decision making body.

The following are required to be submitted with this Type III application to begin the review process:

STAFF

APPLICANT

☐☒

Completed Site Plan
(with all the requirements on the Lewis County Community Development 'Site Plan Requirements' Handout)

☐☒

Completed 'General Information' Application

☐☒

Completed Permit Application for the associated permit

☐☒

All additional information listed on application

☐☒

SEPA

☐☒

Application Fee

Any appeals will be heard by the appropriate Court per Lewis County Code Chapter 17.05.

For Official Use Only:

Date Received: _____

Application Number: _____

Associated Permits: _____

Permit Technician: _____

Lewis County Public Services

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SITE PLAN REQUIREMENTS

This checklist is intended to give a general idea of the information required for a site plan. The application should NOT be submitted unless all points below are addressed. The checklist must be submitted with the application. Submit multiple maps if necessary. Additional information may be requested. Any additional information which the applicant feels will assist in evaluating the proposal is encouraged.

Minimum size is 8.5x11-Maximum size is 11x17

STAFF APPLICANT

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | North arrow |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Vicinity map with location and name of all roads surrounding the property |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All property lines (if the parcel is large, provide a close up) |
| <input type="checkbox"/> | <input type="checkbox" value="NA"/> | Setbacks from property lines for all proposed structures if an accurate scale is not provided |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location and identification of all existing and proposed structures with dimensions.
Examples including, but not limited to: houses, sheds, barns, fences, culverts, bridges, retaining walls, and decks |
| <input type="checkbox"/> | <input type="checkbox" value="NA"/> | Distance from other structures if within 10 feet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Test holes, septic tanks, septic lines, drainfields, and reserve areas |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wells, well circles with a 100-foot radius, water lines, etc. and all utility easements |
| <input type="checkbox"/> | <input type="checkbox" value="NA"/> | Distance between existing and proposed septic, wells, and buildings |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of all existing or proposed driveways and dimensions, easements, access roads etc. If there is an access easement, please provide a copy |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location and identification of any known critical areas on site. Examples including, but not limited to, wetlands, streams or other surface waters, steep slopes, etc. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of any known and proposed stormwater facilities |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location, depth, and extent of any clearing, grading and filling |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | For all projects other than a single family dwelling, a description of the proposed use is required. Examples include, but are not limited to: personal storage, commercial uses, agricultural uses, garage, etc. |

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GENERAL INFORMATION

Property Information:

Tax Parcel Number (s): 014999-000-000 / 015003-000-000 / 015000-000-000
Zoning: RDD-20 / RDD-10 / Mine & RDD-20 Acreage: 182
Site Address: 0 Rayburn Rd / 699 Tennessee Rd / 322 Hale Rd W
Owner's Name: Alan & Pamela Good (1st two parcels) / Fries & Waller Rock Quarry LLC
Owner's Address: 265 Rupp Road, Toledo WA 98591 / 169 Sargent Road, Winlock, WA 98596
Owner's Phone Number: 360-864-2974 Owner's Email: alangood@toledotel.com / wallerjohn@gmail.com
various Quarter Section, Section 08, 17, Township 12 North, Range 2 East, West (Circle One)

Applicant Information:

Name: Good Crushing, Inc.
Mailing Address: 265 Rupp Road, Toledo WA 98591
Phone Number: 360-864-2974 E-mail: alangood@toledotel.com

Surveyor/Engineer or Other Contractor Information (Attach additional sheets if necessary):

Name: Erick Staley (Fulcrum GeoResources LLC)
Mailing Address: 17600 Pacific Hwy, Unit 357, Marylhurst, OR 97036
Phone Number: 503-250-2247 E-mail: erick@fulcrumgeo.com

Acknowledgment

I understand that County regulations require owner permission for County personnel to enter private property to conduct permit processing, review, and inspections. I also understand that my failure to grant permission to enter may result in denial or withdrawal of a permit or approval. By my signature below, permission is granted for representatives of the Community Development, Environmental Services, and Public Works Department to enter and remain on and about the property for the sole purpose of processing such permits and performing required inspections or reviews.

Prior notification of the date of inspections will take place is: ☒ Required ☐ Not Required
(360) 864-2974 (Must provide phone number where applicant/representative can be reached)

I/We certify that all plans, specifications and other submissions required in support of this application conform to the requirements of all federal, state, and local codes and applicable laws and ordinances; and I certify that I am either the current legal owner of this property or their authorized representative. With this document, I take full responsibility for the lawful action that this document allows.

I certify that I have read and understand the limitations and conditions of Lewis County Code and agree to comply with all conditions of approval. I understand that any permits issued by Lewis County, consistent with the attached site plan, are valid ONLY if construction is in according to this plan and all other conditions of the permit are followed. By my signature below, I affirm that all the information and documents provided with this application are true and accurate to the best of my knowledge.

Signature: Alan Good John Waller Date: 3/31/2025
3/31/2025
Check one: ☒ Owner ☐ Authorized Agent

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SPECIAL USE-MINING

Fees: The minimum fee for a new submittal is \$8,635. SEPA is not included in these estimates.
Additional fees may apply.

Additional Information:

Staff Applicant

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A detailed summary identifying all uses proposed for the site, including primary and accessory uses. Approval will be limited to only those uses shown on the application materials and specifically listed in the project description of the Special Use Permit, SEPA Checklist, and maps that are approved by the Lewis County Hearing Examiner. All other uses will be prohibited. |
| <input type="checkbox"/> | <input type="checkbox" value="NA"/> | A Soils report, as required by the Lewis County Sanitary Code, LCC 8.40 and 8.41, if new or altered on-site sewage systems are proposed. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The following needs to be addressed in the State Environmental Policy Act (SEPA) Environmental Checklist: <ul style="list-style-type: none">i. On site and off site critical areas, issues, protection and mitigation plans.ii. Transportation infrastructure, including existing and proposed facilities and the phasing of impacts and mitigation.iii. Storm-water, including existing and proposed facilities, and the potential impact on off-site facilities, critical areas, water resources, and all type streams.iv. An analysis of the blasting, if applicable and potential risks and mitigationv. Water source and uses and its effect on neighboring properties. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A map or series of maps beyond the requirements of the 'Site Plan Requirements' Handout, drawn at a scale of 1" = 100', which shows: <ul style="list-style-type: none">i. Boundaries of the individual ownership, or leasehold interest if the mine is confined to the leasehold area.ii. Well within the development area or within 500 feet of the boundary of the site, which are used for domestic use or identified through well log or water rights records.iii. Placement and size of buffer corridors for visual enhancement and noise and odor abatement (50-foot setback with 25-foot screen within the 50-foot setback consisting of vegetation or other methods to conceal the mine from public rights of ways or residential uses.iv. Location of all adjacent residential structures within 200 feet of the mine boundary, if any |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Legal description of all parcels affected. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A copy of the lease if the applicant is a tenant on the site. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A mine plan consistent with DNR reclamation requirements, together with a proposed phasing plan. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Narrative statement identifying how the proposed project will comply with the Lewis County Code Sections 17.158.020, 17.158.024, and 17.158.030(11) |

Project Name: Goods Quarry SUP Revision **Permit Number:** SUP 19-0002

Brief description of proposal (Attach additional sheets if necessary): _____
Refer to attached narrative.

Water Supply:

Existing Source: ☒ Private Well ☐ Shared Well ☐ Public Water ☒ Group B ☐ Group A
☐ Other; If other, please explain: _____

Proposed Source: ☐ Private Well ☐ Shared Well ☐ Public Water ☐ Group B ☐ Group A
☒ Other; If other, please explain: No new water needed

Sewage Disposal

Existing Method: ☒ Septic ☐ Public Sewer ☐ Other; If other, please explain: _____

Proposed Method: ☐ Septic ☐ Public Sewer ☒ Other; If other, please explain: No new septic needed

Access, Vehicles, and Traffic

Access Road: Tennessee Road

Please check one: ☐ Private Road ☒ County Road ☐ State Highway
☐ Other: If other, please explain: _____

How many vehicle trips will be generated daily to and from the site by the proposed use? Please include employees, customers, delivery trucks, etc. "Trip" means a one-direction movement that begins at the origin and ends at the destination per LCC 12.60.030: Refer to attached narrative.

How will these trips be distributed by mode and time of day? _____
Refer to attached narrative.

Site Characteristics

Total number of employees: 4-15 Total number of employees living on site: None

Hours of operation: Refer to attached narrative.

Will there be on-site retail to purchase rock? Yes

On average, how many customers are you expecting per day? Refer to attached narrative.

	Existing	Proposed	Total
Number of Buildings	Houses and agricultural structures	Already approved removals	1 outbuilding east of Johnson Quarry
Gross Floor Area of all Buildings, all Floors	Sq. ft.	Sq. ft.	Sq. ft.
Total Impervious Area	30,500 Sq. ft.	(-28,000) Sq. ft.	2,500 Sq. ft.

Please describe the size and use of each building: _____
Current buildings include three vacant residences and ancillary structures for agricultural purposes.
All existing buildings (possibly except for an outbuilding located east of the Johnson Quarry) will be removed as mining progresses through the property, which is already approved under SUP 19-0002.

Will there be storage of hazardous, nonhazardous, or any other type of materials?

☐ Yes ☒ No Explain: _____
Fuel is stored in above-ground storage tanks at the Goods Quarry as approved via SUP 19-0002.
No additional fuel storage is proposed.

Please describe the provisions proposed to make the proposed development compatible with the appearance and character of the surrounding area? _____

Mine extraction areas, operations, berms, and landscaping will not change compared to what was proposed and approved under SUP 19-0002. Requested additional operational hours for processing and hauling off site will be comparable to previous operation of the Goods and Johnson Quarries prior to SUP 19-0002.

Please describe the provisions proposed to safeguard the adjoining properties against any detrimental effects caused by the development? _____

Sound analysis was conducted to confirm operation with proposed expanded hours will comply with regulatory standards. Expanded processing and loadout will not exceed daytime standards per WAC-173-60. Limiting hauling to 8 loads per hour during nighttime hours will comply with WAC-173-60 nighttime standards for residential properties.

How close is the nearest residence to the site? 220 feet to the southeast of the south extraction area

How far are the mining operations from the property lines? Mining will maintain a 50-ft setback.

How do you propose to conceal the mine from public rights of ways or residential development? (25-foot vegetation buffer, fences, etc.)

A combination of berms and vegetated screening (e.g. trees) will be established around the perimeter of the mine, as previously approved via SUP 19-0002.

Are the mining operations within a critical aquifer recharge area? ☒ Yes ☐ No

If yes, show that the following criteria can be met:

Mining operations will only be in a CARA associated with the well located on the Goods Quarry property.

- Fuel tanks and oil drums shall be double containment construction and protected by bermed areas having adequate capacity to accommodate, contain, and allow the removal of petroleum spills. Fuel nozzles shall not contain locking devices. Fuel storage shall be above ground. Fueling of mobile equipment shall be located at least twenty feet above the seasonal high ground water level or within lined and bermed areas with adequate capacity to accommodate, contain, and allow the removal of petroleum spills. Where the nature of the operation is such that the machinery cannot be moved for fueling, or the aquifer is less than twenty (20) feet from the surface, the Hearings Examiner may approve an alternative fueling plan which accomplishes aquifer protection.
- All operations shall maintain a fuels/hazardous waste management plan maintained by the operator and available on-site at all times.
- Surface mines shall not use any noxious, toxic, flammable, compactable, or combustible materials not specifically authorized by Lewis County Department of Health for backfill or reclamation. Non-contaminated process water used for gravel washing shall be routed to settling ponds to minimize off-site discharges. A general permit from the Department of Ecology for process and storm water discharge may substitute for these requirements.
- On-site truck and equipment wash runoff shall be routed to retention facilities equipped with an oil-water separator prior to its release to settling ponds.
- Use of chemicals, petroleum or hazardous products, and disposal of such products, in concrete or asphalt plant operations within critical aquifer recharge areas shall meet all the standards set forth in Chapters [90.48RCW](#) and [173.303 WAC](#).